



**PLANNING COMMISSION
ZONING MAP AMENDMENT CASE SUMMARY**

**REZONE FROM PUD-R
(PLANNED UNIT DEVELOPMENT)**

**TO RG-1
(GENERAL RESIDENTIAL DISTRICT)**

801, 805, 809, 813, 817 SUNSET DRIVE

November 2, 2015 at 5:15 PM
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	801, 805, 809, 813, and 817 Sunset Drive; TMS#09112-13-14, -15, -16, -17, and -18		
Council District:	1		
Proposal:	Rezone parcels from PUD-R to RG-1		
Applicant:	Reginal Barner		
Current Land Use Plan:	UCR- 2 Urban Core Large Lot	Proposed Land Use Plan	UCR- 2 Urban Core Large Lot
Current Zoning:	PUD-R	Proposed Zoning:	RG-1
Present Use:	Vacant Lots	Proposed Use:	11 Unit Rental Development (3 – three unit structures and 1 two unit structure)

CASE HISTORY

City Council (PUD Approval)	08/01/07	RG-1 to PUD	Approve
Staff Recommendation		PUD to RG-1	DENY
PC Recommendation	10/05/15	PUD to RG-1	CANCELLED/WEATHER
PC Recommendation	11/02/15	PUD to RG-1	PENDING

APPLICATION REQUEST

The proposal is to rezone the PUD parcels to RG-1. The applicant states they are requesting to rezone the property to allow for “An 11 unit Development of rental condominiums, comprised of three – three unit buildings and one two unit building. Units have 1 bedroom and one bathroom.

If this rezoning were to be approved the site plan would return to the Planning Commission for site plan approval as the development has more than 5 dwelling units.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Currently, the proposal consists of five individual lots. The total acreage of the five parcels is 1.329 acres and is located at the NE intersection of Sunset and Margrave Road. Each lot originally had two duplexes. The PUD called for the conversion of [previously] existing duplexes into townhomes. As the duplexes have been demolished, it is a PUD without a function.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcel is designated “Urban Core Residential Larger Lot (UCR-2) in *The Columbia Plan 2018 Future Land Use Map*.

This development type is common just outside the urban core, with most developments subdivided before 1950. As an urban neighborhood the street grid continues from the central city. This development type primarily represents existing neighborhoods. These areas will experience growth through infill and the development type can be applied through development or redevelopment of larger areas.

Primary Types:

- Single-family Detached

Secondary Types:

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small

Tertiary Types:

- Small Format Business/
- Employment (excl. Flex)
- Small Format Civic/
- Institutional
- Cemeteries & Mausoleums

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned PUD in the City of Columbia.

The proposed zoning district is RG-1 is intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

STAFF RECOMMENDATION

Staff recommends denial of the rezoning to RG-1. The Urban Core Residential Large Lot (UCR-2) areas have distinct characteristics consisting of buildings that are situated within the center of a lot, with larger rear yards than front yards, with units size typically around 2,000 square feet and with parking at the side loading or rear loading garages and driveways. Architecture is often more detailed than smaller lot areas and will often have signature styles throughout a given area. Staff is concerned that 11-1 bedroom units will not be in keeping with the adjacent neighborhood to the north and south of Sunset Boulevard and therefore not fulfill the intent of the comprehensive plan and the UCR-2 vision.

RG-1

Permitted Principal Uses

Water supply services
Sewerage Systems (Sec. 17-262)
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Detached One-Family Dwelling
Attached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
Police and Fire Protection

Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article

Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)

Permitted Accessory Use

Coin-operated laundries and dry cleaning
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Permitted as an Accessory Use or as a Principal Use by Special Exception

Food crops grown within a covered enclosure
General farms, primarily crop
Public Golf Course

Special Exception by Board of Zoning Appeals

Electric substations
Cemetery subdividers and developers
Parking Lots
Nursing and personal care facilities
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Day Care Facilities (17-265)
Residential Care (17-266)
Religious Organizations
Fraternity and sorority houses



AVONDALE

MARGRAVE

COLES

PALMETTO

COLES

SUNSET

SUNSET

SUNSET

SUNSET

SUNSET

COLES



KEENAN


























Future Land Use Map

801, 805, 809, 813, and 817 Sunset Drive
TMS# 09112-13-14, -15, -16, -17, and -18 FLU: UCR-2

Department of Planning & Development Services

Legend

-  CITY LIMITS
-  PARCELS

-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UEMR - Urban Edge Mixed Residential
-  UEMF - Urban Edge Multi-Family
-  UCR-1 - Urban Core Residential Small Lot
-  UCR-2 - Urban Core Residential Large Lot
-  UER-1 - Urban Edge Residential Small Lot
-  UER-2 - Urban Edge Residential Large Lot
-  UCAC-1 - Urban Core Neighborhood Activity Center
-  UCAC-2 - Urban Core Community Activity Center
-  UEAC-1 Urban Edge Community Activity Center
-  UCAC-3 Urban Core Regional Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
-  AC-1 - Neighborhood Activity Corridor
-  AC-2 - Community Activity Corridor
-  AC-3 - Regional Activity Corridor
-  EC - Employment Campus
-  IND - Industrial
-  TU - Transportation & Utilities
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson

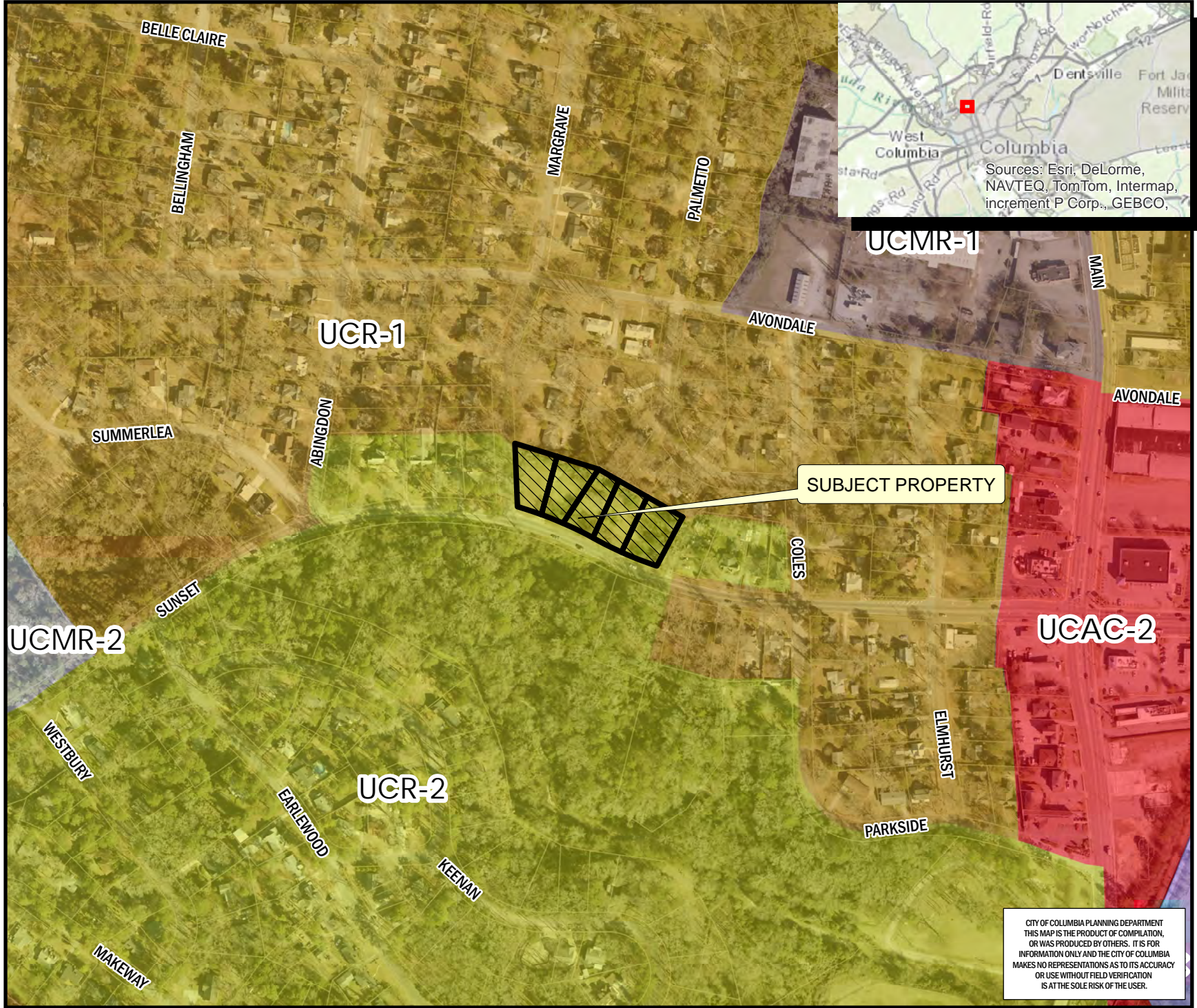


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ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
September 21, 2015



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

801, 805, 809, 813, and 817 Sunset Drive
TMS# 09112-13-14, -15, -16, -17, and -18 ZONED: PUD-R

Department of Planning & Development Services

Legend

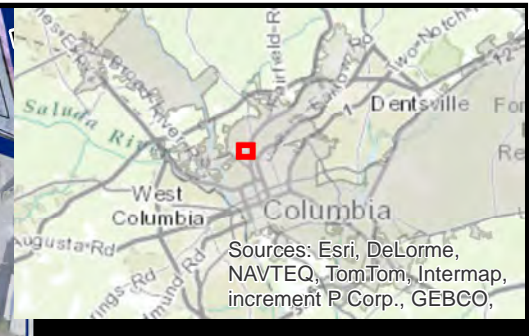
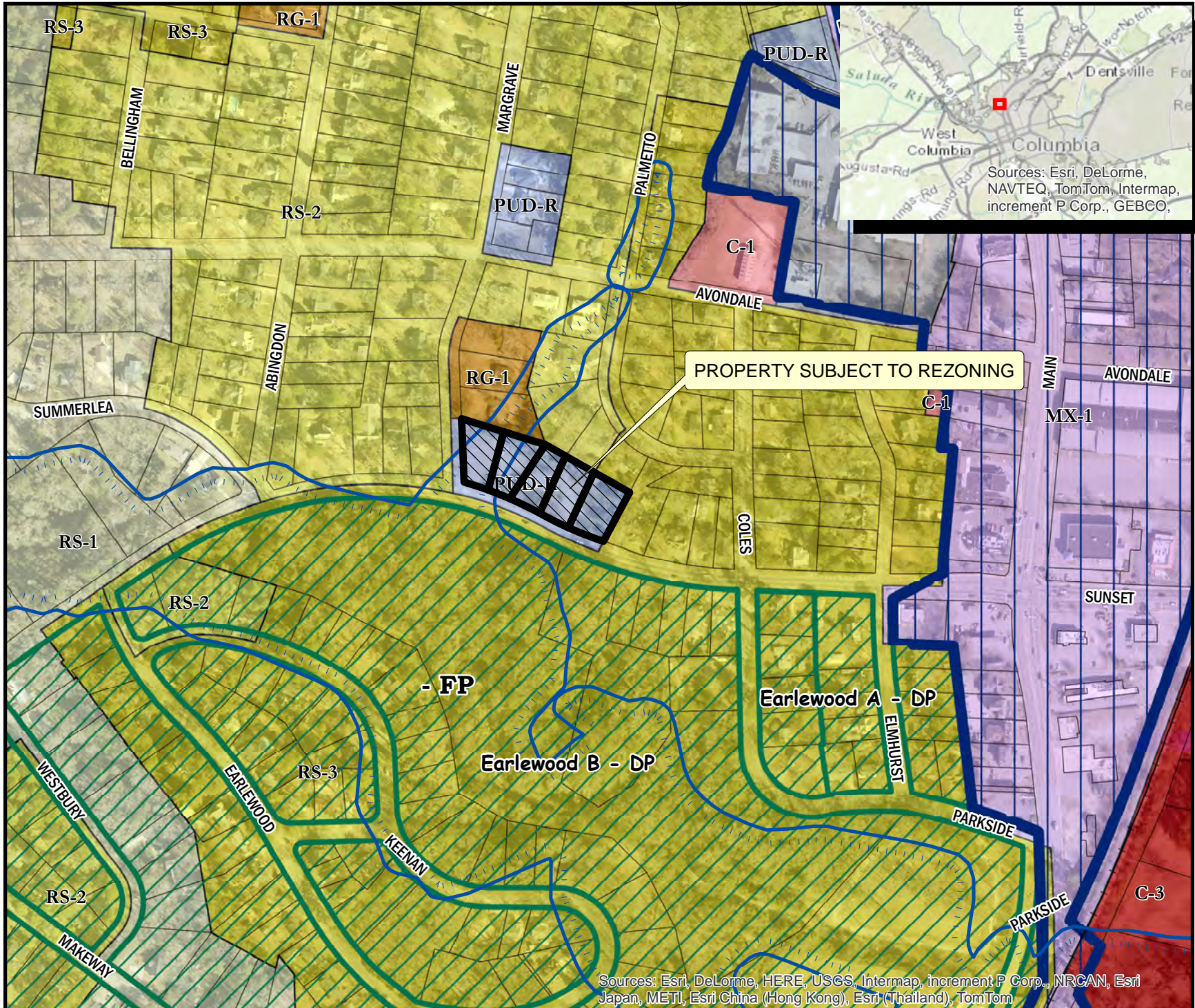
CITY LIMITS
PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	Ft Jackson Overlay

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Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom